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SPECIAL WARRANTY DEED

THIS AGREEMENT made this 30th day of September 2014 between POPULAR REAL ESTATE, INC., a Corporation created and existing under and by virtue of the Laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and, , 4724 N. Kedzie, ABDUL MAJZOUB party of the second part. Chicago, Illinois 60625 WITNESSFTH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY wito the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State



Doc#: 1428257075 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 10/09/2014 10:45 AM Pg: 1 of 3

SEE ATTACHED LEGAL DESCRIPTION

of Illinois known and described as follows, to wit:

PERMANENT INDEX NUMBER: 13-12-226-022-1002

COMMON STREET ADDRESS: 2409 W. Balms: Avenue, Unit \ Chicago, Illinois 60625

SUBJECT TO: Any conditions affecting title to the subject proper yincluding, but not limited to: Covenants, conditions and restrictions of record, public and unity easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper in spection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereuric belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, or the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

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IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

POPULAR REAL ESTATE, INC

State of Illino's

County of Cook

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. PALIN, personally known to me to be the President of POPULAR REAL ESTATE, INC., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President (be signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said co polation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of September, 2014.

Commission Expires

NANCY DEL VALLE

OFFICIAL SEAL

Mail To:

Send subsequent tax oills to:

REAL ESTATE TRANSFER TAX		07-Oct-2014
	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00
13-12-226-022-1002	20140901634074	1-765-559-424

REAL ESTATE TRANSFER TAX		07-Oct-2014	
	(P)	COUNTY:	20.00
	ILLINOIS:	40.00	
		TOTAL:	60.00
13-12-22	6-022-1002	20140901634074	0-807-816-320

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PARCEL 1: UNIT 2409-1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BALMORAL COURTS CONDOMINIUMS IV AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED A DOCUMENT NO. 0708915042, AS AMENDED FROM TIME TO TIME, IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

13-12-226-022-1002 2409 WEST BALMORAT AVENUE, UNIT 2409-1B, CHICAGO, ILLINOIS 60625